

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING: January 17, 1973

Application No. 11236 - Brewood, Inc., Appellant.

On motion duly made, seconded and carried by a vote of 4-0 (Lilla Burt Cummings not present), the following Order of the Board was entered at the executive meeting of March 20, 1973.

ORDERED:

EFFECTIVE DATE OF ORDER JUN 13 1973

That the application for variance from Section 7206.5 (required aisle width of not less than 14 feet) for parking five vehicles and approval of roof structure in accordance with Section 3308, at 1147 - 20th Street, N.W., lot 821, Square 117, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in a C-3-B District.
2. The subject property is improved by a one-story and basement structure used for offices.
3. Applicant will expand the existing building to a 4-story and two basement retail and office building. The increased floor area requires two additional parking spaces.
4. The property is 25 feet wide. This width cannot accommodate the required 14 feet wide aisle as well as 19 feet wide parking spaces.
5. Five vehicles can be self parked without an aisle.
6. The lot area is 3519.75 square feet. The allowable area of roof structure may be 1303 square feet, whereas this roof structure will be within the legal limitations.
7. The roof structure will house mechanical equipment and stairs.
8. The material and color of the street facade will be limestone and the material and color of this roof structure will be split block.

OPINION:

The Board is of the opinion that this application should be GRANTED.

The applicant has proven a hardship under the variance clause of the regulations justifying Board approval of the aisle variance.

Further, the Board concludes that the roof structure of this proposed retail-office building will harmonize with the street frontage of the building in architectural character, material and color. The roof structure is in harmony with the purpose and intent of the zoning regulations and will not tend to affect adversely the use of nearby and adjoining property.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED

By:

A handwritten signature in dark ink, appearing to read 'Arthur B. Hatton', is written over a horizontal line.

ARTHUR B. HATTON  
Acting Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.